

5/48 Hamilton Street, Osborne Park, WA 6017

Unit For Sale

Tuesday, 9 April 2024

5/48 Hamilton Street, Osborne Park, WA 6017

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Unit



Brad Triplett
0865575000

ALL OFFERS BY 15TH APRIL

PLEASE CALL BRAD FOR A PRICE GUIDE – 0429 636 536 • BOUTIQUE COMPLEX OF ONLY 6 VILLAS • PRIVATELY POSITIONED TOWARDS THE REAR • LOW STRATA LEVIES: \$31 PER WEEK • LOW-MAINTENANCE LOCK-UP-AND-LEAVE • SPACE TO PARK 3 CARS COMFORTABLY • CURRENTLY LEASED UNTIL SEPTEMBER FOR \$600 P/W UNTIL SEPTEMBER 21st, 2024 • VIEWING ESSENTIAL OFFERS CLOSING: All offers will be presented on or before Monday the 15th of April by 5:00 pm. The seller reserves the right to accept any offer prior to the end date without notice. This 3-bedroom, 1-bathroom unit is a sought-after gem for a range of buyers, considering its prime location close to everything Osborne Park offers, this retreat is sure to impress. A small complex of only 6 other villas makes this perfectly sized unit the best fit for all. The heart of this unit is its expansive main living space, featuring a large kitchen with abundant storage, including an island bench and tiled flooring. These elements not only add style but also enhance functionality, making daily living and entertaining effortless. The inclusion of built-in wardrobes in each of the three bedrooms ensures ample storage without compromising on space or aesthetics. The main bathroom is designed with both luxury and practicality in mind. It boasts a single sink vanity, a spacious shower, and a separate bathtub, catering to various preferences for relaxation and convenience. Moreover, the separate laundry area adds to the unit's practicality, providing a dedicated space for essential chores without encroaching on living areas. Outside, the large outdoor entertaining area is a highlight, offering privacy and tranquility amidst well-maintained gardens. Whether enjoying a quiet evening or hosting gatherings, the abundance of shade and undercover options ensure comfort regardless of the weather. The unit's single carport and easy-to-care-for front lawn are an added bonus. Nestled in a quiet complex with plenty of space between your neighbors adds to the allure that you simply do not want to miss!

Features:

- 3-bedroom, 1 bathroom
- 92 sqm interior
- Huge 137 sqm exterior
- Carpeted bedrooms
- Air conditioning throughout
- Large kitchen with ample storage
- Dishwasher
- Open plan living
- Separate laundry with external access
- Bathtub and separate shower to bathroom
- Built in robes to each bedroom
- Freshly mulched gardens
- Easy to care front lawn
- Complex of only 6 other residences
- Approx. 550m to Osborne Park Primary School
- Approx. 1.0km to Main Street food and coffee strip
- Approx. 1.7km to Glendalough Train Station
- Approx. 4.2km to Osborne Park Hospital
- Approx. 3.3km to Westfield Innaloo
- Approx. 5.9km to Churchlands Senior High School
- Approx. 7.5km to Perth CBD
- Approx. 22.5km to Perth Airport

For further information, please contact Brad Triplett on 0429 636 536. Strata Total: \$400.00 p/q Shire Rates: \$1,573.18 p/a Water Rates: \$1,099.65 p/a